



Town of Beacon Falls  
Zoning Board of Appeals  
Regular Meeting Minutes  
C/O Town Clerk  
10 Maple Avenue Beacon Falls, CT 06403  
February 8, 2024  
(Subject to Revision)

**Member Present:** Ben Smith (**BS**), Harry Roscoe (**VS**), Mary Ellen Fernandes (**MEF**), James Trzaski

**Members Absent:** N/A

**Others Present:** N/A

1. **Call to Order/Pledge to the Flag**  
**BS** called the meeting to order at 7:39 PM and led the assembled in the pledge of allegiance.
2. **Read and Approve Minutes from Previous Meetings**  
Motion to approve the 12/14/2023 meeting minutes by **MEF**, seconded by **JT**. All ayes.
3. **Correspondence & Payment of Bills:** None
4. **Old Business:** None
5. **New Business:**
  - a. 10 Beacon St. Beacon Falls, CT – Application for Variance from the Zoning Regulations: **BS** We have an application for a variance from Beacon Street. **DB** My name's Doug Bousquet from Doug & Nick Construction in Beacon Falls, I'm representing the family at 10 Beacon Street. (*Showing board location of house and current stairs on a print of the current property layout*) Here is the existing stairs and deck – the stairs go into the street; they want to turn the stairs to the sidewalk and close it 7 feet to the end and put the stairs onto the sidewalk that's already existing. **JT** So the addition will go to where these stairs were. **DB** That's correct. **JT** So the appeal is for the setback? As the building sits as it is it doesn't meet the requirements. **BS** The proposed hardship is safety. In theory it reduces the setback. We have the plans and application. **MEF** I have no problem because it's a safety thing – you're going from nonconforming to nonconforming but it's going to be safer so it's a no-brainer to me. **HR** motioned to accept the application, and **JT** seconded. All ayes. **HR** motioned to grant the variance as proposed. **JT** Seconded. All ayes.
6. **Adjournment:** **HR** made a motion to adjourn the meeting at 7:48 PM: **JT** seconded the motion. All ayes.

Respectfully submitted,

Nicole Pastor  
Clerk, Zoning Board of Appeals

Regular Meeting Minutes – ZBA  
Clerked by Nicole Pastor  
Meeting Date: 02/08/2024